

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

**MAINTENANCE: BUILDING INSPECTION REPORT  
SATURDAY, APRIL 29, 2006**

- 1. PRESENT:** Building and Maintenance Committee Volunteers:  
David Parkinson, Carol Borthwick,  
Tom Hargraves (organizer).

Apologies: Tom Borthwick, Cheryl Jones.

- 2. MET AT THE STRATA OFFICE: 10:00 AM**

**3. AIMS OF THE INSPECTION**

The aim of the inspection was to visually inspect the exterior of buildings A, B and C.

Firstly, a visual inspection at ground level, performed by walking around the perimeter of the buildings 'looking up'.

Secondly, a visual inspection from the roof, performed by walking around the perimeter of each roof 'looking down'.

**4. AREAS INSPECTED**

The 'remediated' areas of the buildings are inspected under warranty. Hence the Building and Maintenance Committee concentrated on the 'original' conditioned faces of the buildings, namely:

1. Building 'A' North
2. Building 'B' North and West
3. Building 'C' North, West and South.

However, the complete perimeter of each building was inspected from the roof. It was easier to complete a full 'lap' of the roof, and less stress was placed on the roof by staying close to the edge.

## 5. OBSERVATIONS

### 5.1. General Observations

#### a. Roof Calking

As per standard building practices, there is calking on the joints between sections of flashing on the roof. General improvement over last year was noted, however, some of the calking between these joints has again cracked.

It was agreed by the committee to recommend the reinforcement and/or replacement of the calking on the defective joints. Perhaps a larger 'bead' of calking is required on the roof flashing, since the metal-to-metal joints are probably subject to flexing as the sun heats them up.



#### b. Junk on Roofs

Various items were removed from the roofs, including a long hosepipe. It is assumed these were left by contractors working on the roof.

**c. Skylights**

Several skylights on the roof have a buildup of green mould on their exterior surface, especially those in more 'sheltered' corners. Perhaps (gentle) cleaning of all skylights should be done.

**5.2. Building 'A'**

**a. Cracked Flashing Calking**

Around the roof, on NE. side, above 209, 307.

**5.3. Building 'B'**

**a. Cracked Flashing Calking**

Several joints had cracked calking, around the roof, most notably on the East and South sides.

**b. Games Room Glass Panel Broken on External Door**

**c. Broken Electrical Outlet**

There is an electrical outlet next to the roof ladder in the stairwell which is broken.

**d. Drain Spout Missing**

The vertical drainpipe below appt 117 has no spout section.

**e. Poor paintwork**

Poor paintwork was noticed on the rails around the lounge exterior entrance and around appt. 123.

**5.4. Building 'C'**

**a. Loose Handrail**

The section of rail (painted red) on the stairs next to 139 is loose, and rocks easily.

### **b. Blistering Stucco**

Between 330/329 windows, a patch of uneven stucco was noticed.



## **6. SUMMARY**

In general, all three buildings look in good shape. Better than last year! No problems requiring urgent attention were noticed. Just steady maintenance is required to keep our buildings at the current high standard of repair.

I would like to thank to the Building and Maintenance Committee Volunteers, who spent two hours outside on a very wet Saturday morning. Thank you!